092.A	0001	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	889,200 / 889,200
					USE VALUE:	889,200 / 889,200
					ASSESSED:	889,200 / 889,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		STONE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MANCINI GIOVANNI/ETAL	
Owner 2:	CONTARDI MARIA R	
Owner 3:		
Street 1:	16 STONE ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,025 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1990, having primarily Vinyl Exterior and 2508 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7025.000	446,900	800	441,500	889,200
Total Card	0.161	446,900	800	441,500	889,200
Total Parcel	0.161	446,900	800	441,500	889,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 354.55 | /Parcel: 354.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 092.A-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	446,900	800	7,025.	441,500	889,200	889,200	Year End Roll	12/18/2019
2019	101	FV	350,000	900	7,025.	447,800	798,700	798,700	Year End Roll	1/3/2019
2018	101	FV	350,000	900	7,025.	334,300	685,200	685,200	Year End Roll	12/20/2017
2017	101	FV	350,000	900	7,025.	302,800	653,700	653,700	Year End Roll	1/3/2017
2016	101	FV	350,000	900	7,025.	290,100	641,000	641,000	Year End	1/4/2016
2015	101	FV	347,400	900	7,025.	246,000	594,300	594,300	Year End Roll	12/11/2014
2014	101	FV	347,400	900	7,025.	233,400	581,700	581,700	Year End Roll	12/16/2013
2013	101	FV	347,400	900	7,025.	222,000	570,300	570,300		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DRIVER ROBERTA	25472-346		7/7/1995		242,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/30/2009	1081	New Wind	25,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2018	Inspected	CC	Chris C
10/30/2018	MEAS&NOTICE	BS	Barbara S
4/9/2009	Meas/Inspect	197	PATRIOT
2/18/2000	Mailer Sent		
2/18/2000	Measured	270	PATRIOT
6/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7025		Sq. Ft.	Site		0	70.	0.90	5									441,528						441,500	

Total AC/HA: 0.16127 | Total SF/SM: 7025 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 441,528 | Spl Credit | Total: 441,500

User Acct

129346

GIS Ref

GIS Ref

Insp Date

11/20/18

!7569!

PRINT

Date	Time
12/10/20	22:11:33

LAST REV

Date	Time
06/25/19	14:06:56

apro

PAT ACCT. 7569

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	129346
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1990	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	15.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	15	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.06866026
Const Adj.:	0.99989998
Adj $ / SQ:	133.569
Other Features:	113380
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	525738
Depreciation:	78861
Depreciated Total:	446877

COMMENTS

OF=XTRA SHOWER. PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

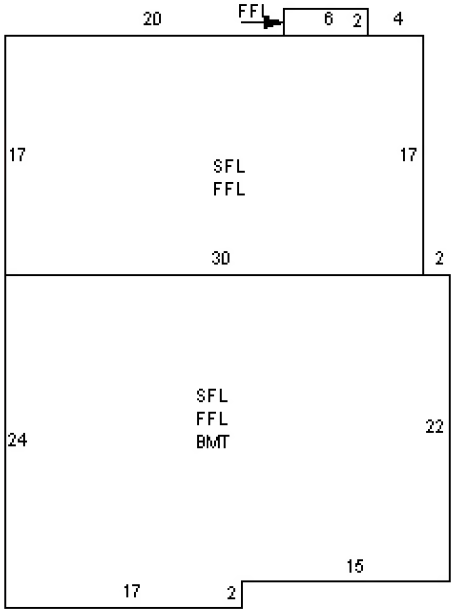
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	146.93
Special Features:	0	Val/Su Net:	137.68
Final Total:	446900	Val/Su SzAd	178.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,260	133.570	168,297
SFL	Second Floor	1,248	133.570	166,694
BMT	Basement	738	40.070	29,572

Net Sketched Area:	3,246			Total:	364,563
Size Ad	2508	Gross Are	3246	FinArea	2508

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

092.A-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	15X20	A	AV	1993	3.50	T	20.8	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800

IMAGE

AssessPro Patriot Properties, Inc